

REDWOOD CITY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	75,200
Annual Single-Family Units Permitted (1996-98, Avg.):	152
Annual Multi-Family Units Permitted (1996-98, Avg.):	248
Total Annual Residential Units Permitted (1996-98, Avg.):	400

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees ¹	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees ¹	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees (plan check only)	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n/In-Lieu Fees ²	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-no nexus reports
-no regular fee updates

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	No - although city has pricing structure for subdivisions, officials cannot foresee allowing any further major subdivisions of land and tract style housing; city encourages transit oriented development -- thus this model has not been priced
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C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Central Redwood City -- west of El Camino Real between Edgewood Road & Jefferson Avenue
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-upgrade to current citywide infrastructure standard
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.00
Private Garage Valuation Price per Sq. Ft.	23.00
Total Valuation per Model	229,200

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Architectural Permit	flat		50
Subtotal Planning Fees			50

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1537.25	1,537
Building Plan Check Fee	70% of Bldg Permit	1076.08	1,076
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.92	23
Energy Conservation Fee	% of valuation		92
Combination Fee: Elect, Plumb, Mech, Fire	80% of Bldg Permit	1229.80	1,230
Grading Plan Check Fee	250 deposit + 3% of val'n		460
Grading Inspection Fee	450 deposit + 6% of val'n		870
Microfilm Fee	% of valuation		77
Subtotal Plan Check, Permit & Inspection Fees			5,273

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Redwood City Elem. School District - Fee	1.158 / sf	2,895	2,895
Sequoia Union High School District - Fee	.772 / sf	1,930	1,930
City - Sewer System Capital Facility Fee	flat per unit	960	960
City - Wastewater Treatment Capacity Fee	flat per unit	715.50	716
City - Water System Capital Facilities Fee	flat per meter	1,787	1,787
City - Water Meter Fee	flat per meter	100	100
Subtotal Infrastructure, Impact & District Fees			8,388

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	13,711
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: North Redwood City
East of Highway 101 at Redwood Shores

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street and infrastructure dev't, curb, gutter, sidewalk, utility undergrounding, street lights, hydrants, landscaping, street trees; traffic lights & bus stops cond'l
-Internal Site Improvements:	-no street dedication req'd; infrastructure and easement dedication req'd; full street and infrastructure dev't, curb, gutter, sidewalks, utility undergrounding, landscaping, street trees, lighting, parking
-Common Amenities / Open Space:	-open space determined by no. of bdrms in project; common amenities up to developer with discretionary negotiation
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-geotechnical, hydrology, wetlands, biological, arborist, traffic, noise

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	78.00
Private Garage Valuation Price per Sq. Ft.	23.00
Total Valuation per Unit	82,600
Total Valuation per 45 Unit Multi-Family Development Model	3,717,000

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		500
Zone Change Fee	flat		1,000
Planned Development Review Fee	1000 flat + 100/acre		1,300
Development Agreement	none		-
Architectural Permit	250 flat + 25/unit		1,375
Environmental Assessment / Neg Dec Fee	flat		1,500
Landscape Plan Review & Inspection	100 flat + 2/unit		190
Subtotal Planning Fees			5,865

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n		12,484
Building Plan Check Fee - incl Fire Plan Check	70% of Bldg Permit		8,739
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n		372
Energy Conservation Fee	% of valuation		749
Noise Insulation Fee	% of valuation		999
Combination Fee: Elect, Plumb, Mech, Fire	80% of Bldg Permit		9,987
Engineering Plan Check / General Serv. Fee	2350 deposit + .8% of val'n		6,350
Engineering Construction Inspection Fee	4950 deposit + 3% of val'n		19,950
Grading Plan Check Fee	250 deposit + 3% of val'n		1,090
Grading Inspection Fee	450 deposit + 6% of val'n		2,130
Microfilm Fee	% of valuation		624
Subtotal Plan Check, Permit & Inspection Fees			63,473

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Redwood City Elem. School District - Fee	.83 / sf	830	37,350
Sequoia Union High School District - Fee	1.10 / sf / sf	1,100	49,500
Redwood Shores Assess't Dist - Facility Fee	flat per unit	14,600	657,000
City - Water Meter Fee	flat per meter	100	4,500
Subtotal Infrastructure, Impact & District Fees			748,350

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	817,688
Total Fees per Unit (total from above / 45 units)	18,171

Notes: ¹Redwood City assesses local and regional traffic impact fees only on commercial and industrial development, and not on residential projects.

²Redwood City requires a 15% affordable housing set aside in it's redevelopment district. None of the models in this survey have been sited in that area.